



**PRESENT:**

Mr. Daniel A. Gecker, Vice-Chairman  
Mr. Russell J. Gulley  
Mr. Sherman W. Litton  
Mr. F. Wayne Bass  
Mr. Kirkland A. Turner, Secretary to the Commission,  
Planning Director

**ABSENT:**

Mr. Jack R. Wilson, III, Chairman

**ALSO PRESENT:**

**Mr. Arthur S. Warren, Clover Hill District,**  
**Board of Supervisors**

Mr. Glenn E. Larson, Assistant Director, Plans and Information  
Branch, Planning Department  
Ms. Barbara L. Fassett, Planning Administrator, Advance Planning  
and Research Branch, Planning Department  
Mr. James K. Bowling, Principal Planner, Advance Planning  
and Research Branch, Planning Department  
Mr. Steven F. Haasch, Senior Planner, Advance Planning and  
Research Branch, Planning Department  
Ms. Linda N. Lewis, Administrative Assistant, Administrative  
Branch, Planning Department  
Ms. Deanna D. Atkins, Administrative Secretary,  
Administrative Branch, Planning Department  
Ms. Michelle L. Martin, Secretary,  
Administrative Branch, Planning Department  
Mr. David W. Robinson, Assistant County Attorney,  
County Attorney's Office  
Mr. James R. Banks, Assistant Director,  
Transportation Department

## WORK SESSION

At approximately 7:00 p. m., Messrs. Gecker, Gulley, Litton and staff met in the Upper Commons of Monacan High School, 11501 Smoketree Drive, Richmond, Virginia 23236 for a citizens' meeting to discuss the following:

- A. CALL TO ORDER.
- B. PRESENTATION OF DRAFT NORTHERN COURTHOUSE ROAD COMMUNITY PLAN.
  - Presentation of Plan
  - Staff's Issues
  - Citizen Discussion
- C. Adjournment.

### A. CALL TO ORDER.

At approximately 7:00 p. m., Mr. Gecker called the meeting to order and discussed the specifics of the meeting.

### B. PRESENTATION OF DRAFT NORTHERN COURTHOUSE ROAD COMMUNITY PLAN.

- Presentation of Plan

Mr. Steven F. Haasch presented a computer generated presentation of the Draft Northern Courthouse Road Community Plan. He did a brief overview of goals, notes and general notes of the Plan.

- Staff's Issues

Mr. Steven F. Haasch discussed the privately held open space category, the office recommendation of the Plan, and the aggregation requirement language. The discussion was turned over to the Commission

On motion of Russell Gulley, seconded by Dan Gecker, the Commission voted to suspend their By-Laws and close the Special Meeting and conduct it as a Community Meeting.

- Citizen Discussion

A county citizen voiced agreement relative to the recommendations of the Plan.

Several county citizens voiced concern with the Plan relative to traffic, office zoning, aggregation of parcels along Courthouse Road, workforce housing, eminent domain, the water and sewer

connection requirement and the Moody Tract. Specific issues and concerns voiced by citizens included:

- Parcels on south side of Lucks Lane across from shopping center should also have Office/Residential Mixed Use (extend designation westward)
- The future of Moody Tract
- Implications of mandatory water/sewer connection
- Support for lower traffic generating uses at Reams/Courthouse intersection
- High traffic on Courthouse between Providence Road and Hull Street Road
- Timing of Suncrest Drive extension
- Requiring or suggesting parcel aggregation, and previous use of note in plans
- Provision of affordable housing
- Change of land use on Primm Property (from General Business to Office/Residential)
- Support for Neighborhood Mixed Use at Reams/Courthouse intersection (believes traffic issues solved)
- Not supportive of requiring aggregation of parcels (at Reams/Courthouse)
- Office/Residential on parcels in subdivisions, explanation of definition of Office/Residential Mixed Use
- Demand for office at Reams/Courthouse, use of eminent domain
- Subsidized housing and any plans to build in area
- Provisions for traffic calming in neighborhoods
- Timing of Courthouse Road widening (to full 6 lanes N/S)
- Parcels between Cherylann and Kewbridge Court should also be recommended for Office/Residential
- Courthouse Road should not be widened to six lanes (police can't maneuver)
- Need for commercial uses across from new fire station since property desirability reduced
- Sound barriers along Courthouse Road (once widened)
- No need for a new library in area, or any other additional development
- Parcels on Courthouse in Lake Crystal Farms should remain residential
- Traffic on Providence too heavy, no new development
- Inclusion of plan language on affordable housing would encourage undesirable housing types and densities
- Traffic on Courthouse already bad, no additional office or commercial development
- Traffic on Lucks Lane too heavy, 4.0 or less recommendation would make worse
- Question on improvements to Lucks Lane
- Earlier meetings discussed design standards (signs, lighting, landscaping, trees, parking, access), not addressed currently in proposed plan.
- No market for office or commercial in area, vacancies to north and south of study area, so no additional office development should be recommended.
- Road crossing Moody Tract should be deleted.

Messrs. Art Warren, Daniel Gecker and Russell Gulley thanked the citizens for their attendance and reiterated the fact that they are available to meet with area neighborhoods to discuss the recommendations of the Plan.

C. ADJOURNMENT.

There being no further business to come before the Commission, it was on motion of Mr. Russell Gulley, seconded by Mr. Wayne Bass, that the meeting adjourned at approximately to October 17, 2006, at 12:00 Noon in Room 502 of the Administration Building at the Chesterfield County Government Complex.

AYES: Messrs. Gecker, Gulley, and Bass.

ABSENT: Messrs. Wilson and Litton.

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Chairman/Date

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Secretary/Date